

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, James A. McBrady, of Falmouth, County of Cumberland and State of Maine,

020685

in consideration of One Dollar and other valuable consideration

paid by David A. Duguay and James K. Levasseur

TRANSFER
TAX
PAID

whose mailing address is 147 Halifax Street
Winslow, Maine 04901

the receipt whereof I hereby acknowledge, GIVE, GRANT,
BARGAIN, SELL AND CONVEY unto the said David A. Duguay and James
K. Lavasseur, as Tenants in Common and not Joint Tentants, their
heirs and assigns forever,

A certain lot or parcel of land situated in the Town of
Waterville, located on Penny Lane, in the County of
Kennebec, and State of Maine, bounded and described as follows:

Beginning at an iron pin marking the most Westerly point of Lot
46; thence heading N 66 degrees 47' 00" E 147.00' (One Hundred
Forty-Seven and No One Hundredths Feet) along the Penny Lane
right-of-way to an iron pin marking the most Northerly point;
thence heading S 26 degrees 59' 51" E 200.00' (Two Hundred and No
One Hundredths Feet) along Lot 45 to an iron pin marking the most
Easterly point; thence heading S 66 degrees 47' 00" W 147.00'
(One Hundred Forty-Seven and No One Hundredths Feet) along Lot
52 to an iron pin marking the most Southerly point; thence
heading N 26 degrees 59' 51" W 200.00 (Two Hundred and No One
Hundredths Feet) along Lot 47 to the beginning pin.

The above description meaning and intending to describe said Lot
46 as per recorded Subdivision Plan entitled Ridge Road
Development and recorded June 22, 1977 in the Kennebec Registry
of Deeds File Number D-7661-15 as revised by Plan recorded in
Kennebec County Registry of Deeds, File Number D-77074.

This conveyance is also subject to all restrictions and covenants
of record including those required by the Maine Department of
Environmental Protection, dated June 8, 1983, recorded in said
Registry of Deeds in Book 2575, Page 93.

This conveyance is also made subject to all easements, rights of
way and zoning restrictions of record.

By acceptance of this deed, the Grantees agree to be responsible
for, and to pay, Waterville Real Estate Taxes and other
assessments for the current City of Waterville real estate tax
year.

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TO HAVE AND TO HOLD the aforegranted and bargained premises, with the privileges and appurtenances thereof, to the said David A. Duguay and James K. Lavasseur, as tenants in common and not as joint tenants, their heirs and assigns, to them and their use and behoof forever,

AND I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that the premises are free of all encumbrances except as aforesaid, and that I have good right to sell and convey the same to the said Grantee to hold as aforesaid and that I and My heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS THEREOF, I, the said James A. McBrady, in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 24th day of the month of July, A.D. 1989

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Lisa Anne V. Steinbeiser
WITNESS

James A. McBrady
JAMES A. MCBRADY
July 24, 1989

STATE OF MAINE
COUNTY OF CUMBERLAND

Then personally appeared the above named James A. McBrady acknowledged the foregoing instrument to be his free act and deed.

Before me,

Lisa Anne V. Steinbeiser
Notary Public/Attorney at Law
(Typed name of person taking acknowledgment)

LISA-ANNE V. STEINBEISER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JANUARY 12, 1994



RECEIVED KENNEBEC SS.

1989 SEP -8 AM 9:00

ATTEST: James A. McBrady
REGISTER OF DEEDS